

159.0

0002

0013.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
973,100 / 973,100  
973,100 / 973,100  
973,100 / 973,100
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		OAKLAND AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KASTER CHRISTOPHER J & JACLYN	
Owner 2:	
Owner 3:	

Street 1: 191 OAKLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: WARD BRUCE D &amp; CHERYL A -

Owner 2: -

Street 1: 69 RICHFIELD ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 2335 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5000.000	570,900	3,200	399,000	973,100		105488
							GIS Ref
							GIS Ref
							Insp Date
							05/29/18

PREVIOUS ASSESSMENT								Parcel ID	159.0-0002-0013.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	570,900	3200	5,000.	399,000	973,100		Year end	12/23/2021
2021	101	FV	554,200	3200	5,000.	399,000	956,400		Year End Roll	12/10/2020
2020	101	FV	554,300	3200	5,000.	399,000	956,500	956,500	Year End Roll	12/18/2019
2019	101	FV	432,300	3200	5,000.	399,000	834,500	834,500	Year End Roll	1/3/2019
2018	101	FV	432,300	3200	5,000.	336,300	771,800	771,800	Year End Roll	12/20/2017
2017	101	FV	157,500	3800	5,000.	307,800	469,100	469,100	Year End Roll	1/3/2017
2016	101	FV	157,500	3800	5,000.	262,200	423,500	423,500	Year End	1/4/2016
2015	101	FV	138,400	3900	5,000.	228,000	370,300	370,300	Year End Roll	12/11/2014

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARD BRUCE D &	68561-335		12/9/2016		1,025,900	No	No		
YEO WOON C,	67189-495		5/3/2016	Change>Sale	465,000	No	No		
DI FLUMERI CARM	22077-422		5/29/1992		157,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/4/2017	357	Heat App	3,500	C					5/29/2018	MEAS&NOTICE	BS	Barbara S											
11/22/2016	1435	New Wind	4,676	C					7/19/2017	Sales Review	PT	Paul T											
7/14/2016	977	Heat App	17,000		7/14/2016			2 systems with duc	10/18/2016	Measured	DGM	D Mann											
5/12/2016	616	Addition	218,000	O				Second Floor Addit	10/18/2016	Permit Visit	DGM	D Mann											
3/4/1992	56	Manual	1,300					WOOD/BURNING/STOVE	3/10/2009	Meas/Inspect	372	PATRIOT											
									11/17/2008	Meas/Inspect	345	PATRIOT											
									1/15/2000	Inspected	264	PATRIOT											
									12/16/1999	Mailer Sent													
									12/6/1999	Measured	256	PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

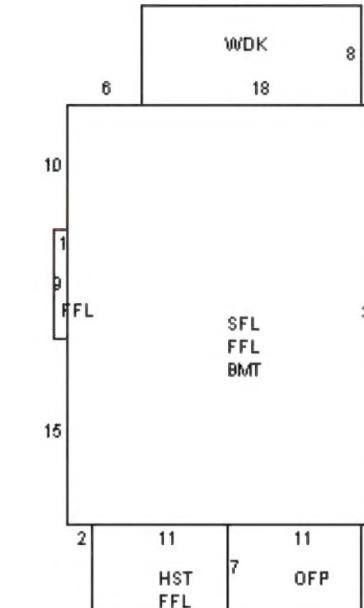
Type:	6 - Colonial	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:	1	Rating: Very Good
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

OF=SINK IN BMT.

**SKETCH****GENERAL INFORMATION**

Grade:	B- - Good (-)
Year Blt:	1925
Eff Yr Blt:	2017
Alt LUC:	
Alt %:	
Jurisdct:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**BATH FEATURES****OTHER FEATURES**

Kits:	1	Rating: Very Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1
Level	FY	LR	DR	D
	K	FR	RR	K
	BR	FB	HB	BR
Totals	RMS:	8	BRs:	4
	Baths:	2	HB:	

**CONDOS INFORMATION****GENERAL INFORMATION****DEPRECIATION****REMODELING****RES BREAKDOWN****COMPARABLE SALES****CALC SUMMARY****NET AVAILABILITY****NET AVAILABILITY**